



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: February 17, 2005

Case File No. /Project Name: LD2004-0051/ TP2005-0001/ ADJ2004-0019/ ADJ2004-0020 Burns Views Subdivision

Summary of Application: The applicant requests Preliminary Subdivision, Tree Plan Two, and Minor Adjustment approvals of a 5-lot residential subdivision. The applicant proposes to create five (5) lots from an existing 1.2- acre parcel. The Minor Adjustment applications request adjustment to the 70 foot Lot Width standard of the R-7 zone on two of the proposed single-family residential lots and adjustment to the 100 foot Lot Depth standard of the R-7 zone on one of the proposed single-family residential lots. The Tree Plan Two application requests removal of approximately 19 Community Trees in order to accommodate the development. Community Trees are defined as at least 10" DBH (Diameter Breast Height).

Due Date for Written Comments: March 3, 2005

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Laura Kelly **Phone Number:** (503) 526-2548

Facilities Review Committee Meeting Date: March 9, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: Map 1S120CA Tax Lot 10700

Site Address: 7041 SW 156th Avenue

Zoning: Urban Standard Density Residential (R-7)

Neighborhood Association Committee: West Beaverton

Applicable Development Code Approval Criteria: Section 40.03 Facilities Review Committee, Section 40.45.15.3.C Preliminary Subdivision, Section 40.10.15.1.C Minor Adjustment, Section 40.90.15.2.C Tree Plan Two

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.